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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

2-1 SUBDIVISION REVIEW BOARD

MEETING DATE May 2, 2005	CONTACT/PHONE Elizabeth Kavanaugh 805-788-2010	APPLICANT Patrick Molnar	FILE NO. COAL 04-0216 SUB 2003-00201
SUBJECT A request by Patrick Molnar to adjust the lot lines of three existing parcels of approximately .5, 1.3, and 1.7 acres each to three parcels of approximately 1.1, 1.2, and 1.2 acres each. This project will not result in the creation of any additional parcels. The subject properties are within the Residential Rural land use category. They are located at 202, 204, and 208 4 th Street, on the southeast corner of Maple Street and 4 th Street, approximately 500 feet west of the City of Paso Robles. The site is in the Salinas River planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Lot Line Adjustment COAL 04-0216 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources code Section 21000 et. Seq., and CA code of Regulations Section 15000 et seq.) has been issued on March 28, 2005 for this project. Mitigation measures are proposed to address Biological Resources, Geology and Soils, Public Services/Utilities and Water.			
Land Use Category Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 018-241-010,011, and 012	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Planning Impact Area			
EXISTING USES: Three single family residences, a car port and two sheds			
TOPOGRAPHY: Nearly level to steeply sloping		VEGETATION: Grasses and oak woodlands	
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: September 2, 2004	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> City of Paso Robles / residences <i>South:</i> Residential Rural/ residences and orchards <i>East:</i> City of Paso Robles / residences <i>West:</i> Residential Rural/ residences and orchards			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: Referred to: Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, City of Paso Robles.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between three legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
.05	1.1
1.3	1.2
1.7	1.2

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the three parcels to more nearly equalize the parcel sizes by combining smaller parcels into larger parcels which can be developed with less site disturbance. In addition, all three parcels of the new configuration meet the Regional Water Quality Control Board's Water Basin Plan standard for one-acre minimum parcel size for parcels using on-site septic systems.

The project site is not in the Flood Hazard combining designation. However, the site does have a creek along the southern boundary of the site. To ensure the safety of future site development, the applicant has agreed to provide a drainage plan approved by county Public Works prior to issuance of future construction permits.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

LAND USE ORDINANCE

Setbacks – All buildings will meet setbacks for residential and residential accessory structures on the proposed parcel configuration.

Secondary Dwellings – The proposed parcel configuration of this lot line adjustment will place two existing residences on proposed parcel C. This site and the units meet the standards of the secondary dwelling ordinance section.

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Septic System – Two houses located on proposed parcel C share a septic system. County Building Department has no concerns about this based on two facts: 1) both are small houses (725 square feet and 900 square feet) and combined both houses equal an average size house, and 2) the Lot Line Adjustment is not making the septic situation worse. However to ensure future development of larger houses do not share the existing septic system a condition has been placed on this Lot Line Adjustment that requires separate septic systems be provided if expansion of the residents or new residences are proposed. .

PLANNING AREA STANDARDS

This site is subject to the Salinas River area plan standard that requires all projects near the city of Paso Robles be referred to the city of Paso Robles. This project was referred to the city of Paso Robles on September 2, 2004. No response was received.

LEGAL LOT STATUS:

Certificates of Compliance 2002-105143, 2002-105144 and 2002-105145, legally recognized the three existing lots.

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FINDINGS - EXHIBIT A

Environmental Determination

- A. This project will not have significant effect on the environment. There will not be a significant effect on the environment because the project proponent has agreed to revisions in the project. A Negative Declaration was prepared for the project pursuant to the provisions of CEQA. Mitigation measures were agreed on for impacts to biological resources, geology and soils, public services and water.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of the three parcels to more nearly equalize the parcel sizes by combining smaller parcels into larger parcels which can be developed with less site disturbance. In addition, all three parcel of the new configuration meet the Regional Water Quality Control Board's Water Basin Plan standard for one acre minimum parcel size for parcels with community water and on-site septic.
- C. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- D. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- E. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the applicant has agreed to appropriate development and septic setbacks from on-site wetlands and on-site oak trees.
- F. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the applicant has agreed to no oak tree removal and to limit the number of oak trees impacted to two.
- G. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because the applicant has agreed to submit an Erosion and Sedimentation Control Plan and drainage plan to be approved by the County Public Works Department.

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**EXHIBIT B -
Conditions of Approval for COAL 04-0216**

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
 - c. 100 year flood hazard area.
 - d. All on-site wetland areas.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one-year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action
10. The garage on proposed lot B shall be removed or brought into conformance with the Land Use Ordinance set back requirement prior to filing the final map or conditional certificate. A demolition permit may be required.
11. If this lot line adjustment is finalized by a map, the lots shall be numbered in sequence.

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12. Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment, the applicant shall enter into an agreement, in a form approved by County Counsel, which includes the following:
 - a. **Prior to issuance of a construction permit**, the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands and associated vegetation and a 25-foot grading setback from wetland vegetation.
 - b. **Prior to issuance of a construction permit**, the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands and associated vegetation and a 50-foot septic system setback from wetland vegetation.
 - c. **Prior to issuance of a building permit on proposed parcel C for expansion of existing residences or to build a new primary or secondary dwelling**, the applicant shall provide the location and size of one septic system per residences.
 - d. No tree shall be removed that are six inches in diameter or larger at four feet from the ground. No more than two trees having a six inch diameter or larger at four feet from the ground shall be impacted. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be impacted and which trees are to remain unharmed.
 - e. **Prior to occupancy or final inspection**, the applicant shall replace, in kind at a 2:1 ratio, all oak trees impacted (two maximum) as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over grading areas to be replanted (set aside enough for 6-12" layer).
 - f. **Prior to issuance of a construction permit**, the applicant shall submit an Erosion and Sedimentation Control Plan to be approved by county Public Works Department to protect the on-site wetlands.
 - g. **Prior to issuance of a construction permit**, the applicant shall submit a Drainage Plan that delineates the on-site wetlands and the 100-year flood hazard area to be approved by the county Public Works department.

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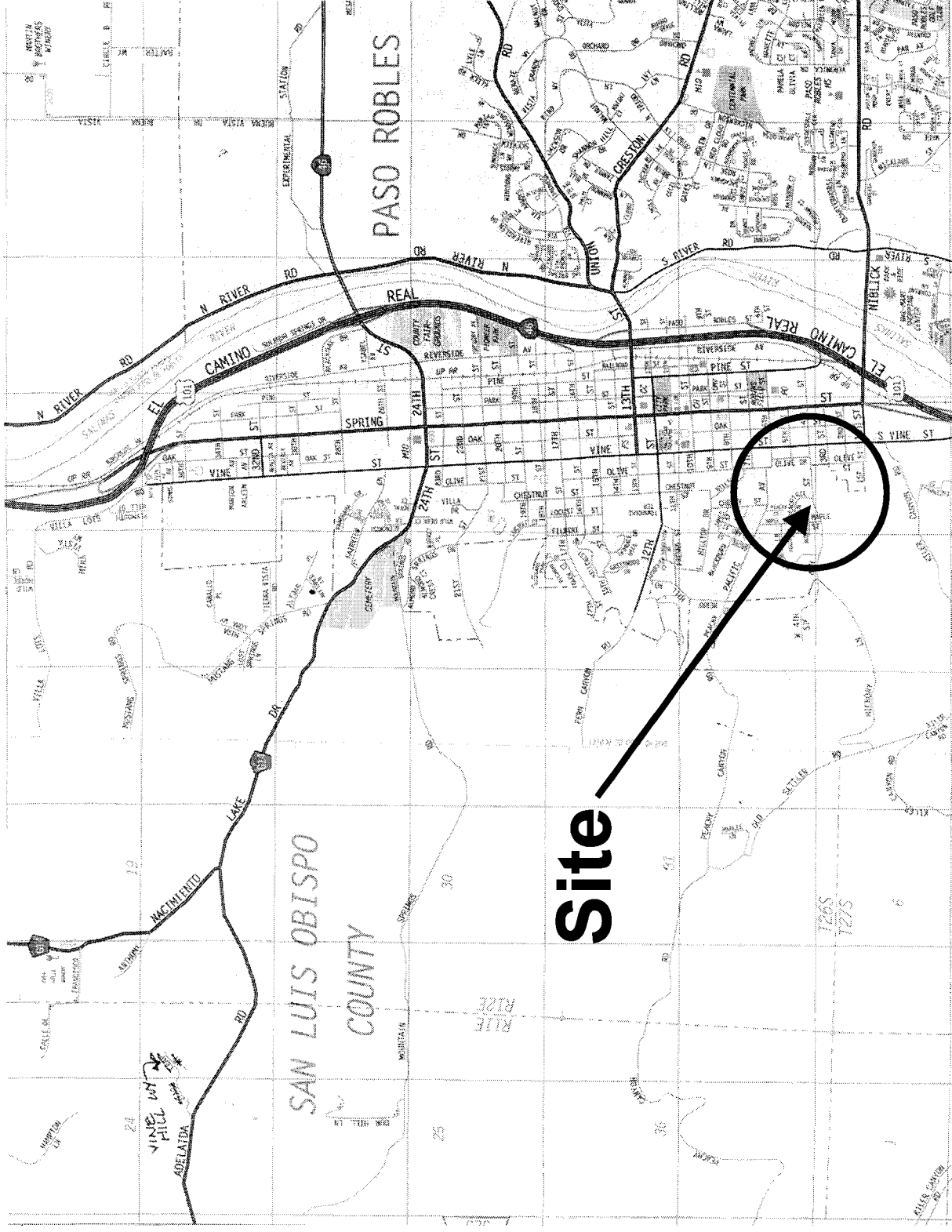


Exhibit
Vicinity Map

Project
**Lot Line Adjustment
Molnar/ COAL04-0216 – SUB2003-00201**

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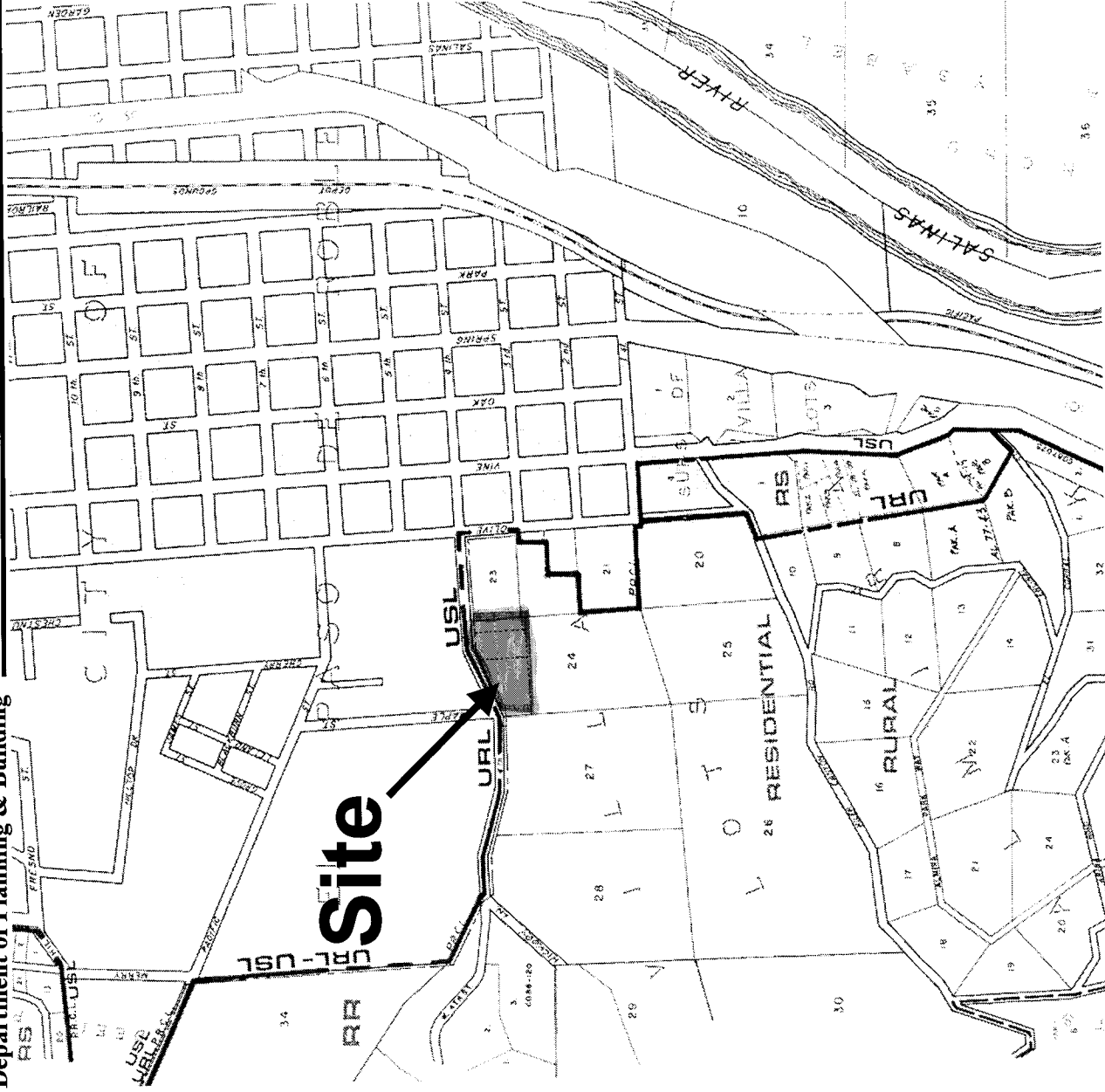


Exhibit
Land Use Category Map

Project
**Lot Line Adjustment
Molnar/ COAL04-0216 – SUB2003-00201**

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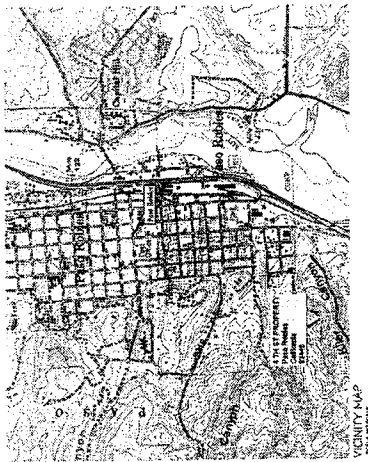
Exhibit

Aerial Photograph



Project

Lot Line Adjustment
Molnar/ COAL04-0216 – SUB2003-00201



TENTATIVE PARCEL MAP
PARCEL MAP NO. COAL 04-0216

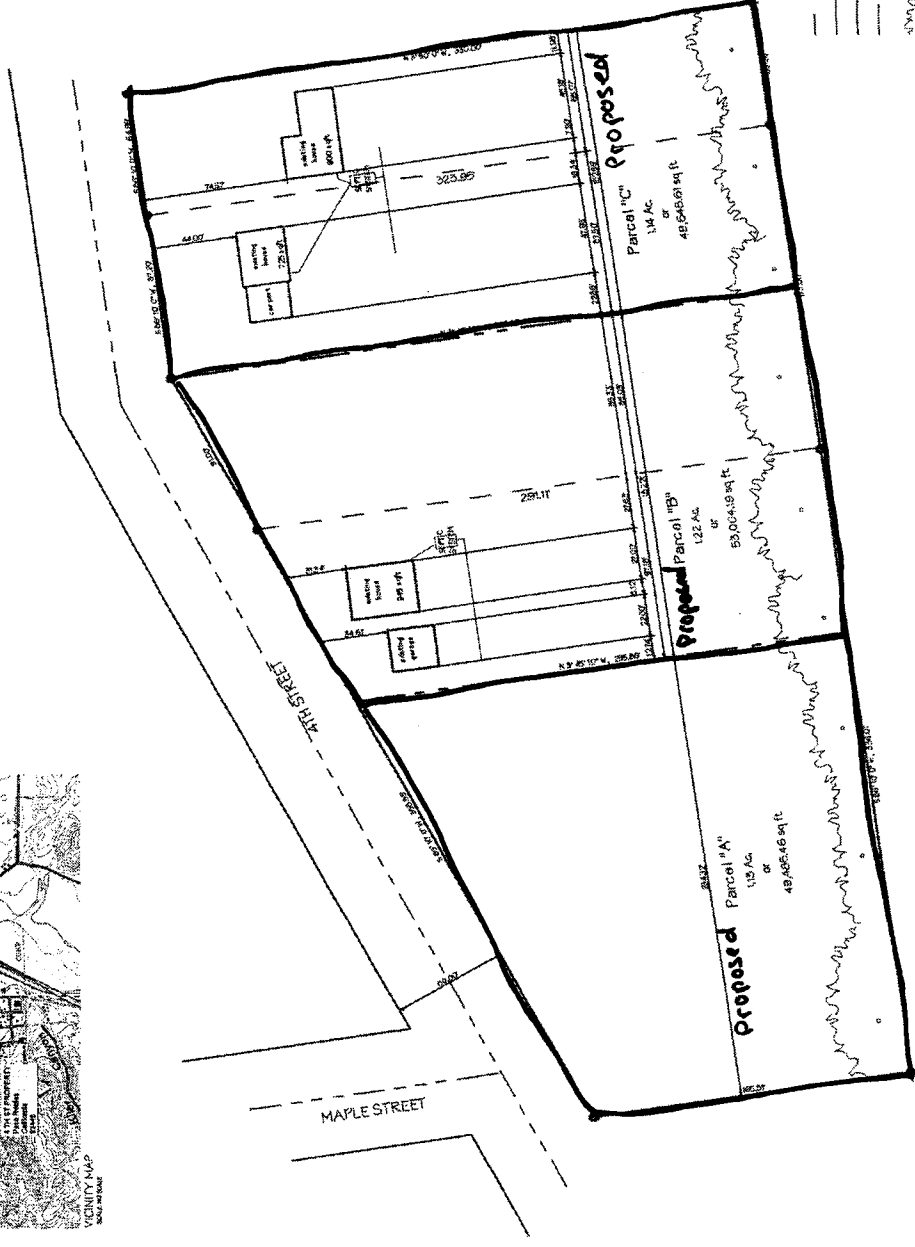
THAT PORTION OF VILLA LOT 24 OF THE CITY OF EL PASO DE ROSALES AND ADJOINING SUBDIVISION, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA AS SHOWN AS LOTS A,B & C ON THE RECORD OF SURVEY RECORDED JULY 9, 1982 IN BOOK 12, PAGE 63 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SAID PARCEL IS ALSO KNOWN AS LOTS A,B & C OF PLAT 125, A LOT DIVISION APPROVED BY THE COUNTY PLANNING COMMISSION ON FEB. 14, 1982.

OWNER'S CERTIFICATE

I HEREBY APPLY FOR APPROVAL OF THE DESIGN OF REAL PROPERTY SHOWN ON THIS PLAT AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY, OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNED: Patricia Molnar
ADDRESS: 1155 Montecito Rd
Carmel, Ca. 93930
RECORD OWNER:



- LEGEND
- ORIGINAL SUBDIVISION LINES
 - BOUNDARY OF PROPERTY CONCERNED
 - PROPOSED DIVISION LINE
 - CENTER OF EXISTING ROAD
 - APPROX TREE DRIP LINE



Exhibit
Lot Line Adjustment Map

Project
Lot Line Adjustment
Molnar/ COAL04-0216 – SUB2003-00201

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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Molnar Lot Line Adjustment ED03-512; SUB2003-00201
COAL04-021

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation.
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input checked="" type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Elizabeth Kavanaugh
Prepared by (Print)

Elizabeth Kavanaugh
Signature

3/21/05
Date

John Nall
Reviewed by (Print)

John Nall
Signature

Ellen Carroll,
Environmental Coordinator
(for)

3/21/05
Date

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by Patrick Molnar for a Lot Line Adjustment to adjust the lot lines between three parcels of approximately .5, 1.3 and 1.7 acres each. The adjustment will result in three parcels of approximately 1.1, 1.2 and 1.2 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Rural land use category and is located 202, 204, and 208 4th Street on the southeast side of the corner of 4th Street and Maple Street, approximately 500 feet west of the community of Paso Robles. The site is in the Salinas River planning area.

ASSESSOR PARCEL NUMBER(S): 018-241-010, 011 and
012

SUPERVISORIAL DISTRICT # 1

B. EXISTING SETTING

PLANNING AREA: Salinas River, Paso Robles

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None

EXISTING USES: Three single family residences

TOPOGRAPHY: Nearly level to steeply sloping

VEGETATION: Grasses , oak woodland

PARCEL SIZE: 3.5 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> City of Paso Robles/ residential	<i>East:</i> City of Paso Robles/ residential
<i>South:</i> Residential Rural/ orchards and residential	<i>West:</i> Residential Rural/ orchards and residential

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C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1. AESTHETICS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The proposed project site is located along 4th Street, immediately west of the City of Paso Robles. Residential single-family type residences characterize the immediate area. Larger lot residences with orchards are located to the west and south. The topography of the project site ranges from level to steeply sloping at the rear of the site to the creek bed. Surrounding vegetation includes almond trees, coast live oak trees (*Quercus agrifolia*), scrub oak trees (*Quercus dumosa*), blue oak. Existing development includes three single-family residences and associated development.

Impact. This lot line adjustment of residential lots in a residential area will not create a significant visual impact.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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2. AGRICULTURAL RESOURCES

- Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Conflict with existing zoning or Williamson Act program?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project site is located within the Residential Rural land use category. Surrounding land use category is Residential Rural. The project site does not currently support agricultural uses. Surrounding land uses include single-family residential density residences to the north and east and orchards and scattered single-family residences to the south and west. The soil types mapped for the project site by the Natural Resources Conservation Service (NRCS) include: Linne-Calodo (9-75% slope), Santa Lucia-Gazos complex (50-75% slope), and Nacimiento silty clay loam (9-30% slope). As described in the NRCS Soil Survey, these soil types are considered Class IV-VII for "non-irrigated" soil, and Class IV for "irrigated" soil.

Mitigation/Conclusion. Based on the project site and surrounding residential land use categories, lack of agricultural uses on the project site, and lack of prime agricultural soils, implementation of the proposed project would not result in significant impacts to agricultural resources.

3. AIR QUALITY - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose any sensitive receptor to substantial air pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create or subject individuals to objectionable odors?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be inconsistent with the District's Clean Air Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The Air Pollution Control District has developed the CEQA Air quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. to evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

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Impact. As proposed, the project will result in the disturbance of approximately zero square feet. This will not result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	<i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d)	<i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses, wetlands, oak woodland, riparian. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: shining navarretia (*Navarretia nigelliformis* ssp. *radians*)

Wildlife: None

Habitats: Parcels are within a Vernal Region

Impact. Althouse and Meade completed a Botanical Assessment and Survey for Vernal Pool Habitat for this project in April 2004. The project site does not support any sensitive native vegetation including the shining navarretia, significant wildlife habitats, or special status species. However the site has a wetlands associated with the on-site creek and oaks. Future development and septic systems may cause erosion and contamination of the on-site wetlands and could likely include removal of trees, grading within the root zones of trees, placing fill material under the canopy of these trees, and changing the natural drainage pattern around the roots of these trees.

Mitigation/Conclusion. To mitigate potential impact of future development and septic systems to the on-site wetlands, the applicant has agreed to a 25 foot grading setback from wetlands of the on-site creek and a 50-foot septic system setback from the on-site creek wetlands. To protect on-site oak trees, no oak tree shall be removed for future development and the applicant has agreed to replanting at a 2:1 ratio, to mitigate for one oak tree that is permitted to be impacted.

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5. CULTURAL RESOURCES -
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | |
|---------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Disturb pre-historic resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Disturb historic resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb paleontological resources? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. The project is located in an area that would be considered culturally sensitive due to on-site creek wetlands. A Phase I (surface) survey was conducted by John Parker on September 12, 2004 and concluded no evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS -
Will the project:

Potentially Significant Impact can & will be mitigated Insignificant Impact Not Applicable

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist Priolo)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Change rates of soil absorption, or amount or direction of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Include structures located on expansive soils? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

2-17

6. GEOLOGY AND SOILS -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The area proposed for development is outside of the Geologic Study Area designation and nearly level. The landslide risk potential is considered moderate. The liquefaction potential during a ground-shaking event is considered moderate. Active faulting is known to exist .10 miles west of the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development runs through the property. As described in the NRCS Soil Survey, the soil is considered not well drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff will have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include: Nacimiento silty clay loam (9-30%)

As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility, and moderate shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre (43,560 sq. ft.) of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension that monitors this program.

Impact. As proposed, the project will result in the disturbance of zero square feet. However, future development will cause an unknown area of disturbance and has the potential for both temporary and long-term sedimentation and erosion impacts to the on-site creek wetlands.

Mitigation/Conclusion. To address future temporary and long-term sedimentation and erosion impacts to the on-site creek wetlands, the applicant has agreed to complete an approved Erosion and Sedimentation Control Plan for future construction.

2.18

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels which exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project is located on 4th Street, west of the city of Paso Robles, which currently generates minimal noise in the area. This project will allow future development on one site.

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This developments would be similar to the surrounding single-family residences. These residences will contribute an insignificant amount of noise to the area, except during construction. During construction activities, the applicant is required to comply with noise limits, pursuant to the County of San Luis Obispo Noise Element. No specific measures above what would be required by ordinance or code are considered necessary.

Mitigation/Conclusion. The proposed project would not expose people to noise levels exceeding the County Noise Element thresholds, and would not result in a significant increase in noise affecting adjacent residential areas. No mitigation measures are necessary.

9. POPULATION/HOUSING -
Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The proposed project would not result in a need for a significant amount of new housing. No significant population and housing impacts are expected to occur; therefore no mitigation measures are warranted.

10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Fire protection?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Police protection (e.g., Sheriff, CHP)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Schools?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Roads?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Solid Wastes?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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10. PUBLIC SERVICES/UTILITIES -
*Will the project have an effect upon,
 or result in the need for new or
 altered public services in any of the
 following areas:*

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

- | | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The County Sheriff's Department and California Department of Forestry/County Fire (CDF) serve the project area as the primary emergency responders. The closest CDF fire station is the Paso Robles station, located approximately 1.5 miles from the proposed project site. The closest Sheriff substation is in Templeton, located approximately nine miles from the proposed project site. The proposed project is located in the Paso Robles Joint Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility and school fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Increase the use or demand for parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect the access to trails, parks or other recreation opportunities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Other _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Setting. The County Trails Plan does not show a potential trail going through the proposed project. The project is proposed in a location that will affect any trail, park, or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources, because the lot line adjustment will create three buildable lots and the site currently has three buildable lots.

Mitigation/Conclusion. No significant recreation impacts are anticipated, and no mitigation measures are necessary.

**12. TRANSPORTATION/
 CIRCULATION - Will the project:**

Potentially
Significant Impact can
& will be
mitigated Insignificant
Impact Not
Applicable

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increase vehicle trips to local or areawide circulation system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

2.21

**12. TRANSPORTATION/
CIRCULATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Other _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Existing and future development will access onto 4th Street, a local street. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate no additional trips per day, because the lot line adjustment will create three buildable lots and the site currently has three buildable lots.

No additional traffic will result from this project and there will be no change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No traffic impacts were identified, and no mitigation measures are necessary.

**13. WASTEWATER - Will the
project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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13. WASTEWATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project propose use of on-site septic systems for future residences. Based on Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater systems would be placed is Nacimiento silty clay loam and Linne-calodo complex. For on-site septic systems, there are several key factors to consider for a system to operate successfully, including the soil's ability to percolate or "filter" effluent, the soil's depth and the slope on which the system is placed.

Based on the NRCS Soil Survey, the main limitation(s) of this soil for wastewater effluent include:

- **shallow depth to bedrock**, which is an indication that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, the chances increase for the effluent to infiltrate cracks that could lead directly to groundwater source or surrounding wells without adequate filtering, or allow for daylighting of effluent where bedrock is exposed to the earth's surface. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as soil borings at leach line locations, to show that there will be adequate distance between leach line and bedrock.
- **steep slopes**, where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent; to achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent "daylighting" to the ground surface.
- **slow percolation**, where fluids will percolate too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch. To achieve compliance with the Central Coast Basin Plan, additional information will be needed prior to issuance of a building permit, that shows the leach area can adequately percolate to achieve this threshold.

The on-site system needs at least five feet between the bottom of the leach line to the saturated soil (e.g. high groundwater) that contains soil that does not remain in a saturated condition for any length of time. Otherwise, special engineering will be required to provide this separation. Prior to building permit approval, it must be shown to the satisfaction of the county that future leach lines of a new septic system show that at least a 5' separation will exist between the bottom of the trench and the top of the high groundwater area. An engineered system may be required to achieve Basin Plan requirements.

Impact. The project proposes to use individual system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system.

2-23

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. In addition, the applicant must verify there is at least a five foot separation between the bottom of the trench and the top of the high ground water. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use a community system as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to steeply sloping near the on-site creek. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

Impact. Setting/Impact.

Surface Water. Future development of the proposed lots will include grading and site disturbance, which may result in soil erosion and down-gradient discharge of sediment into the on-site creek.

Water Usage. Implementation of the proposed project would not require the use of additional water resources, because the lot line adjustment will create three buildable lots and the site currently has three buildable lots. The residences on thee lots receive water from a community water service.

Mitigation/Conclusion. Surface water impacts the applicant will submit an approved erosion and sedimentation control plan and a drainage plan prior to issuance of construction permits. If future grading disturbs over an acre of land the applicant is required to prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the State Water Resources Control Board (SWRCB).

Water Usage: Prior to issuance of a construction permit the applicant is required to provide water will

2.24

serve letter from the City of Paso Robles.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) <i>Other</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. The project was reviewed for consistency with policy and regulatory documents relating to the environment and appropriate land use (Title 22, County Land Use Ordinance, Salinas River Area Plan). The proposed project was found to be consistent with these documents except that all lots are currently and as proposed smaller than the five-acre minimum parcel size currently allowed in the Residential Rural land use category. However, these lot are existing legal lots that meet the standard for on-site septic and community water. Staff had determined that mitigation for existing legal lots that don't meet current lot size requirements don't warrant mitigation. The proposed project is not within or adjacent to a Habitat Conservation Plan area. The surrounding uses are single-family residences and orchards.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively</i>				

2.25

considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project's, and the effects of probable future projects)

☐☒☐☐

- c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	In File**
<input type="checkbox"/>	County Agricultural Commissioner's Office	Not Applicable
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input type="checkbox"/>	Air Pollution Control District	Not Applicable
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input type="checkbox"/>	CA Department of Forestry	Not Applicable
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>County Parks and Recreation</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

** "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

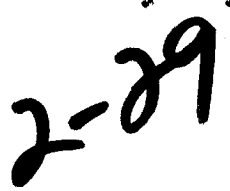
Cultural Resources Investigation prepared by John Parker P.h.D. dated September 2005.

Botanical Assessment and Survey for Vernal Pool Habitat, prepared by Althouse and Meade Inc. dated April 2004.

2-28

Exhibit B - Mitigation Summary Table

Bio – 1	Prior to issuance of a construction permit , the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands a 25-foot grading setback from wetland vegetation.
Bio- 2	Prior to issuance of a construction permit , the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands and a 50-foot septic system setback from wetlands and riparian vegetation.
TR-1	The applicant shall limit tree removal to no trees having a six inch diameter or larger at four feet from the ground (<i>and no more than two trees shall be impacted impacted</i>). Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be impacted, and which trees are to remain unharmed.
TR-2	Prior to occupancy or final inspection , the applicant shall replace, in kind at a 2:1 ratio all oak trees impacted as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).
GEO-1	Prior to issuance of a construction permit , the applicant shall submit an Erosion and Sedimentation Control Plan to be approved by the County Public Works department to protect the on-site wetlands.
WAT-1	Prior to issuance of a construction permit , the applicant shall submit a Drainage Plan to be approved by the County Public Works department to protect the on-site wetlands and oak trees.

Date:

**DEVELOPER'S STATEMENT FOR
Molnar Lot Line Adjustment
(CO 03-0512 / SUB 2003-00201)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

Biological

Bio - 1 Prior to issuance of a construction permit, the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands a 25-foot grading setback from wetland vegetation.

Bio- 2 Prior to issuance of a construction permit, the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands and a 50-foot septic system setback from wetlands and riparian vegetation.

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TR-2 Prior to occupancy or final inspection, the applicant shall replace, in kind at a 2:1 ratio all oak trees impacted as a result of the development of the project. Replanting shall be completed as soon as it is feasible (e.g. irrigation water is available, grading done in replant area). Replant areas shall be either in native topsoil or areas where native topsoil has been reapplied. If the latter, topsoil shall be carefully removed and stockpiled for spreading over graded areas to be replanted (set aside enough for 6-12" layer).

2.30

Date:

**DEVELOPER'S STATEMENT FOR
Molnar Lot Line Adjustment
(CO 03-0512 / SUB 2003-00201)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

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Bio - 1 Prior to issuance of a construction permit, the applicant shall submit a site plan completed by a surveyor that delineates the on-site wetlands a 25-foot grading setback from wetland vegetation.

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2-31

Molnar Lot Line Adjustment
Mitigation Measures
page 2

Geological

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Water

WAT-1 Prior to issuance of a construction permit, the applicant shall submit a Drainage Plan to be approved by the County Public Works department to protect the on-site wetlands and oak trees.

Monitoring: Compliance will be verified by the Department of Planning & Building at the project site prior to a construction permit.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Patrick E. Molnar

Signature of Owner(s)

3-21-05

Date

Patrick E. Molnar

Name (Print)



2-32

COUNTY OF SAN LUIS OBISPO.

FOR OFFICIAL USE ONLY (EK)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED03-512

DATE: March 31, 2005

PROJECT/ENTITLEMENT: Molnar Lot Line Adjustment SUB2003-00201 COAL04-021

APPLICANT NAME: Partick Molnar

ADDRESS: 1155 Montecito Road, Cayucos, CA, 93430

CONTACT PERSON: Same as applicant

Telephone: 805-440-4932

PROPOSED USES/INTENT: Request by Patrick Molnar to adjust the lot lines of three existing parcels of approximately .5, 1.3 and 1.7 acres each to three parcels of approximately 1.1, 1.2 and 1.2 acres each that will not result in the creation of any additional parcels. The subject properties are within the Residential Rural land use category

LOCATION: 202, 204, and 208 4th Street on the southeast corner of Maple Street, approximately 500 feet west of the City of Paso Robles. The site is in the Salinas River planning area.

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT5 p.m. on April 14, 2005

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County Subdivision Review Board _____ as ☒ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

Elizabeth Kavanaugh

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

2-33

California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Molnar Lot Line Adjustment SUB2003-00201/COAL 04-021

Project Applicant

Name: Patrick Molnar
Address: 1155 Montecito Road
City, State, Zip Code: Cayucos, CA 93430
Telephone #: (805) 440-4932

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

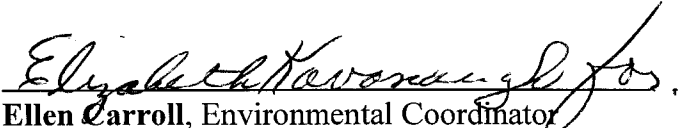
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

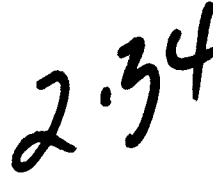
- ☒ The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- ☐ The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- ☐ The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- ☐ Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.


Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: _____

Date:

**DEVELOPER'S STATEMENT FOR
Molnar Lot Line Adjustment
(CO 03-0512 / SUB 2003-00201)**

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Date:

**DEVELOPER'S STATEMENT FOR
Molnar Lot Line Adjustment
(CO 03-0512 / SUB 2003-00201)**

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2-36

Molnar Lot Line Adjustment
Mitigation Measures
page 2

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Monitoring: Compliance will be verified by the Department of Planning & Building at the project location or a designated monitoring point.

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

Patrick E. Molnar
Signature of Owner(s)

3-21-05
Date

Patrick E. Molnar
Name (Print)



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

MAY 11 2004

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

5/10/2004

FROM

PW



North County Team
(Please direct response to the above)

Molnar/SUB2003-00201
Project Name and Number

COAL04-0216

Development Review Section (Phone: 781-2009) ()

PROJECT DESCRIPTION:

Lot line adjustment

Return this letter with your comments attached no later than:

5/24/2004

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES

(Please go on to Part II)

☐ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ ?

NO (Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

No TITLE REPORT. N. GOODWIN - Recommended Approval

11 JUNE 2004
Date

GOODWIN
Name

5252
Phone



SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING

2004 MAY 11 10:56

VICTOR HOLANDA, A.
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

5/10/2004

TO:

Gen Svcs. - Parks Div.

FROM:

North County Team
(Please direct response to the above)

Molnar/SUB2003-00201
Project Name and Number
COAL 04-021

Development Review Section (Phone: 781-2009) ()

PROJECT DESCRIPTION:

Lot line adjustment

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5/24/2004

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No comment

5/21/04
Date

Greg Martin
Name

X 4388
Phone RECEIVED

JUN 09 2004



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2-39

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/10/2004

TO: Environ. Health

FROM: North County Team
(Please direct response to the above)

Molnar/SUB2003-00201
Project Name and Number
COAL 04 - 0216

Development Review Section (Phone: 781- 2009) ()

PROJECT DESCRIPTION: Lot line adjustment

Return this letter with your comments attached no later than:

5/24/2004

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It appears that the most easterly property has two
existing homes and one septic system. Is this correct?
No other concerns at this time

5/12/04
Date

J. Salo
Name

781-5551
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

[Handwritten signature]

2004 MAY 11 AM 9:56

2-40

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 5/10/2004
TO: Gen Svcs. - Parks Div.
FROM: North County Team
(Please direct response to the above)

Molnar/SUB2003-00201
Project Name and Number
COAL04-021

Development Review Section (Phone: 781- 2009) ()

PROJECT DESCRIPTION: Lot line adjustment

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No comment

5/21/04 Greg Martin **RECEIVED**
Date Name MAY 27 2004 X 4388
Phone

Planning & Bldg